

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF COMMERCE HELD ON JANUARY 24, 2018 AT 6:30 P.M.,
IN THE CITY HALL COUNCIL CHAMBERS,
5655 JILLSON STREET, COMMERCE, CA 90040

CALL TO ORDER The meeting was called to order by Chairperson Gonzalez at 6:31 p.m.

ROLL CALL Commissioners: Argumedo, Gonzalez, Lainez, and Serfozo

Absent: Altamirano

Staff: Deputy Director of Development Services/Liason Matt Marquez, City Planner Jose D. Jimenez, Associate Planner Sonia Griego, Assistant Planner Viviana Esparza, and Assistant City Attorney Norma Copado

PUBLIC COMMENT None

APPROVAL OF MINUTES Commissioner Serfozo mentioned that there was a discrepancy in the minutes for the Regular Meeting of October 25, 2017 under Commission Reports and asked that they be revised to reflect that she requested an item placed on the agenda regarding the Commissions' role in decision making and what types of recommendations they can make. Commissioner Serfozo motioned to approve the minutes as amended and the motion was seconded by Vice Chairperson Lainez. The motion carried by the following vote:

AYES: Chairperson Gonzalez, Vice-Chairperson Lainez, Commissioners, Argumedo, and Serfozo (4)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Commissioner Altamirano (1)

PUBLIC HEARINGS

Conditional Use
Permit No. 513
6340 Washington
Boulevard

A request to allow the expansion and improvements to an existing unmanned fueling facility by adding a third fueling position per lane and to allow the sale and dispensing of diesel sales in conjunction with existing regular fueling sales at the Costco Business Center, located at 6340 Washington Boulevard, which is located within the City's C-2 zoning district. A CUP is required in order to expand a fueling facility (gasoline station) in the City's C-2 zone.

Associate Planner Sonia Griego presented the report and informed the Commission that staff's recommendation was to approve the Conditional Use Permit.

Conditional Use
Permit No. 513 Cont'd

Following the presentation, the Commission directed some questions to staff and the applicant.

The public hearing on this matter was opened.

Commissioners again directed comments to the applicant regarding the proposed use and its potential impacts.

The public hearing on this matter was closed.

Chairperson Gonzalez made a motion to approve the item and Commissioner Serfozo seconded the motion. Commissioner Argumedo opposed. The motion carried by the following vote:

AYES: Chairperson Gonzalez , Vice-Chairperson Lainez and Serfozo (3)

NOES: Argumedo (1)

ABSTAIN: None (0)

ABSENT: Commissioners Altamirano (1)

Conditional Use
Permit No. 524
Right of way adjacent
to 5675 Telegraph
Road

A request to allow the removal of an existing 29 foot high Southern California Edison (SCE) light pole and replace it with a new pole of a slightly larger diameter that will be topped with a new Small Cellular Antenna with backhaul equipment at an approximate height of 32'4". Per Section 19.27.030 of the zoning code, building or ground-mounted cellular, personal communications service ("pcs"), or other wireless antenna shall be considered a public utility use subject to the conditional use permit process.

City Planner Jose Jimenez presented the report and informed the Commission that staff's recommendation was to approve the Conditional Use Permit.

Following the presentation, the Commission directed some questions to staff and the applicant.

The public hearing on this matter was opened.

The applicant addressed the Commission.

The public hearing on this matter was closed.

Commissioner Argumedo made a motion to approve the item and Vice Chairperson Lainez seconded the motion. The motion carried by the following vote:

Conditional Use
Permit No. 524 Cont'd

AYES: Chairperson Gonzalez , Vice Chairperson Lainez,
Commissioners Argumedo and Serfozo (4)
NOES: None (0)
ABSTAIN: None (0)
ABSENT: Altamirano (1)

Zoning Ordinance
Text Amendment
(Citywide) –
Commerce Municipal
Code Chapter 19.21
(Off-Street Parking
and Loading)

A request to amend Table 19.21.040A (Off-Street Parking Requirements) of Chapter 19.21 (Off-Street Parking and Loading) of the Commerce Municipal Code to address the required number of parking spaces for convenience stores as well as to clarify that truck parking spaces are required when proposing loading bays.

Assistant Planner Viviana Esparza presented the report and informed the Commission that staff's recommendation was to adopt the Resolution recommending to the City Council 1) adoption of the Categorical Exemption; and 2) adopt the related Zoning Ordinance Text Amendments.

Following the presentation, the Commission directed some questions to staff and the applicant.

The public hearing on this matter was opened.

Commissioners again directed comments to the applicant regarding the proposed use and its potential impacts.

The public hearing on this matter was closed.

Commissioner Serfozo made a motion to approve the item and Commissioner Argumedo seconded the motion. The motion carried by the following vote:

AYES: Chairperson Gonzalez , Vice-Chairperson Lainez,
Commissioners Argumedo and Serfozo (4)
NOES: None (0)
ABSTAIN: None (0)
ABSENT: Commissioners Altamirano (1)

COMMISSION
REPORTS

Vice Chairperson Lainez reported on the following items: 1) He attended his first I-710 meeting yesterday. 2) He asked about new housing opportunities in the City and inquired about forming a Housing Committee.

Chairperson Gonzalez reported on the following items: 1) The importance of Conferences; 2) His reading of "City as a Growth Machine" and its relevance to the work of the City and Commission.

COMMISSION
REPORTS CONT'D

Commissioner Argumedo reported on the following items: 1) He received his Commissioner's jacket. 2) He visited/toured the Planning Division at City Hall.

Commissioner Serfozo reported on the following items: 1) Proposed dog park, asked if the item could be placed on the Agenda so they can discuss the pros and cons. 2) Her interim position as a Tap & Ballet Instructor for the City.

STAFF REPORTS

None.

ADJOURNMENT

Vice Chairperson Lainez moved to adjourn the meeting and Commissioner Serfozo seconded the motion. The motion carried by the following vote:

AYES: Chairperson Gonzalez , Vice Chairperson Lainez,
Commissioners Argumedo, and Serfozo (4)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Commissioner Altamirano (1)

Chairperson Gonzalez adjourned the meeting at 8:12 p.m. to February 28, 2018.